



Emerald Lake Village District
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Emerald Lake Village District (ELVD) Commissioner's Monthly Meeting

Thursday, May 21, 2026

In attendance:

Brett Taber (Commissioner)
Mark Przybyla (Commissioner)
Lorinda Giarrusso (District Clerk)

Other people in attendance:

Josh Poff

Roll call of officials completed. The meeting was called to order at 6:31 pm by Commissioner Przybyla. We had a quorum.

Public Comments:

Resident, Josh Poff stated he had seen the recent comments regarding beach use. He stated "to minimize other Hillsboro residents (not part of ELVD) from using our beaches and people questioning others I wanted to ask - I know we've tried using stickers in the past and I understand that a lot of people come down to the beaches without their vehicles. I've stayed at other B&B's, and they provide stickers and then you take the sticker down with you when you go to the beach.

Regarding trash. I understand that you are supposed to take your trash with you when you leave. Would anyone be opposed to maybe offering non-ELVD residents a beach pass, for a cost, to help us with our cost of beach maintenance. It might also be a way to generate money for the District and not single out people that have probably enjoyed the beaches for a very long time.

Commissioner Przybyla stated that he's only been on the Board a year so he can't talk to the history. Currently, Passes are not in our Rules. We changed the trash rule last year because of logistic reasons. It was always done by volunteers, but we did not have enough residents sign up and wildlife would get into it. It was not punitive. I'm not opposed but we had no volunteers. It just was not enough.

It's not part of our Summer Maintenance Contract so if we add it, it will cost more money to our residents than already budgeted for. Many people walk to our beaches so they would not have cars that showed a pass or a sticker. Commissioner Przybyla stated, "he is open to any all ideas both for trash and access to the beaches".

Commissioner Taber stated he had been on the Board for six (6) years, and we've had this challenge. The four (4) ELVD Beaches are deeded rights of ELVD residents. We are not allowed, by law, to offer it to other private residents. Charging a fee on someone's legally deeded property might become a legal challenge, as well as not having enough property owners, with those deeded rights allowing it to occur. The Rules that are in place, currently, talk to "for deeded residents only". Anyone else using the beach is considered trespassing. There is limited parking and some of the ELVD residents own their properties as second homes so their license would not reflect their ELVD address. The challenge is if you're renting out a B&B, the resident would not be there to accompany the renters, so legally they do not have the authority to be on the beach or park there. A resident can use the beach and show up with a guest(s). Property owners are supposed to be in company with their guests. There are other Associations that have passes but that would be a longer discussion. Every resident (because they own a percentage of the deeded rights on the beaches) can challenge anyone and if they are not a resident, they are within their rights to tell them to leave. Police have the authority to remove said persons because they don't have the right to be here. The access to the lake is open to the public and access to the boat ramp is public, but the four (4) beaches, parking and Burnham Park are District property and is not allowed. Therein lies our challenge with the public. The Town of Hillsboro now charges a day-fee for the use of Manahan Beach. Because of that, more people are coming to Emerald Lake to use our lake at no cost. Is there the potential that someone is going to be arrested? Could be. There is that possibility if people don't respect property owners, the potential is definitely a possibility.

Melissa Taber asked, "if we did implement stickers to residents, and did make a Rule change, what about if we could have the Commissioners standing at the most popular Beach and checking the cars for one (1) or two (2) weekends – maybe that would deter people from coming. Commissioner Taber replied that it could definitely be an opportunity to look into that and see what kind of support we could get in that manner.

Commissioner Przybyla stated "we would have to coordinate with Hillsboro Police Department and/or Fish & Game. We've had difficulties with that in the past". Commissioner Taber thanked everyone for their good suggestions. Melissa Taber stated, "something has to be done".

OTHER:

Melissa Taber stated that the entrance and exit to the mailboxes are in horrible condition. She asked, when Bow comes on duty, can he scuff them up and make them smoother?"

Commissioner Przybyla stated that this would definitely be one of the areas we will be discussing with Bow and going over tonight.

NEW ROAD AGENT CONTRACT UPDATE:

Commissioner Przybyla stated he was able to speak to Bow and they are working on getting the first draft of the contract to him by the end of the week. He's going to look it over next week and on the first week of June, Bow will be driving over all of our roads, and getting his equipment on site, and will be maintaining.

the roads on a regular basis and handling any repairs and which areas need high impact and have high volume. Bouchard said they are removing their equipment – if not this week, next week. If I don't hear from them by the middle of next week, I'll reach out to him again and make sure they know they need to get their stuff out.

LAKE WATER TESTING SCHEDULE:

Commissioner Taber stated that lake water testing, historically, is usually done in June, July and August – The intent is to have a month's duration between each sampling. It is usually done during the first ten (10) days of each calendar month and that gives a good rotation for frequency throughout the three (3) summer months that we regularly test. Commissioner Taber stated that he has a breakdown of all the steps required to do the samplings, such as all labeling, bottles, etc... and those steps are in the cabinet behind me. We do two (2) samples from each Beach. The samples are brought to Eastern Analytical in Concord, NH. The State stopped their samplings for clean water lake samples, so we do it now to manage the qualities at the Beach areas. Our next meeting is June 4th. If I'm not able to grab a sample before that meeting, it will definitely be by the next Monday as they are only open Monday-Friday. We have four (4) hours to submit the sampling on ice. Once you pull the bottles out to do the samplings, we then pull more bottles for the next month as it is a repetitive process.

Melissa Taber asked, "how do you plan on getting the sampling delivered to the Lab?" Commissioner Taber said we will have to coordinate their delivery.

PROJECT UPDATES:

Commissioner Taber stated he had a phone call with Bow regarding the June schedule of items that are needed to be completed. He will start working at Hummingbird Beach on the 2nd week of June. Currently, this Beach is not open. Bow will be working on Emerald Beach and Meetinghouse Beach also.

Eastman Well Treatment Report:

Commissioner Taber stated he would blend his answer, together, for Eastman and the Hummingbird Beach Repair. With Bow coming on in June, with his schedule of items he already needs to get to, he will be able to get to Hummingbird by the second week of June. That doesn't allow us to have Hummingbird open, as we had desired, before the start of June. With that in mind, we are still working on Emerald and Meetinghouse and even though Eastman is open, the parking is still a challenge. Following up on Eastman: we still don't have 100% resolution or direction as to where we are going. Based on the conversations we've had, we have proposals coming to us. Based on what I have requested, this week, we will most likely see them next week for testing, costing and different proposals. Short of no other expenses being put out for that, we need to see what options we have and what are the timelines. Short of that, I have reached out to the NHDES to inquire as to what is required and what options do we have on Eastman while we are in limbo not knowing which direction Eastman is going. Although the Authorization for the Permit required no parking, where there's an unknown, right now, and we're in limbo right now, to move forward, the State said they would not enforce NO PARKING for now for Eastman; as soon as efforts begin, again, the enforcement it will go back in place. With that in mind, and

our limited Beach access, I would propose to open the parking at Eastman on a temporary basis. The Board proposes to open parking tomorrow and then wait for future authorization, and we will continue to work with the State. Commissioner Przybyla stated he was fine with that as long as the residents clearly understand that it is temporary. Commissioner Taber stated he will put signage up and we will announce it on our website and Facebook. Commissioner Przybyla stated he will call the port-a-potty company (American Guardian) tomorrow, to see if we can have a port-a-potty delivered ASAP. Commissioner Taber stated he will go down and mark out where we desire it to be placed. (not in the fenced area that it used to be in) as that is in close proximity to our wellhead but put it near the entrance to the Basketball Court because it will be considerably away from the wellhead and the lake. We will open the gates in the morning and be closing them in the evening. Commissioner Taber stated he will communicate this change to Bob Winterson as he lives right next to the Beach.

Hummingbird Treatment Status including Generator:

Commissioner Taber stated he just had communication from them yesterday. Due to the electrical components, generator and all those variables, that we discussed a few meetings ago, we had voted that because no one could come to a consensus on a 3-phase pump generator that could support that and a 10 horse VFD, we would switch to a single-source, soft control generator. Lo and behold, through speaking to the electricians, Wright Pearce and everybody else who looked at it, I have found out it needs a generator for a single-phase, slow motor control start. It ultimately needs to be a 35KW with a cost of another \$40,000.00 so Wright Pearce asked Wickson to go back to their original suggested generator; there are many distributors in New England for a 25KW Generator. There will be a different Service Agreement from the original plan from Generac. They are working on getting the submittal and the cost quote for that to be submitted to Wright Pearce. As soon as that happens and everyone can do their review and sign off, they can proceed again. Commissioner Przybyla asked, “so does that mean we are going back to the original generator?” Commissioner Taber responded yes. I imagine with all of the geopolitical challenges there will be a cost increase along with the frustrations of the last five (5) months. As soon as that happens, and they get it on order, they’ll be able to move forward with the well pump replacement, distribution line from the well pump to the distribution system interconnection and all of the rest of the electrical components. At the same time, Aquaman is working on obtaining components, for the treatment components to be installed, and then we should be really close to finalizing this Project. I anticipate another 2-3 months, minimum. Most of those generators are 8-10 weeks’ lead time.

Commissioner Przybyla asked about the Pump going offline. Commissioner Taber stated that we have reduced that from 2+ weeks to under a week. The ideal intent was that we were going to do this on our off season. Now, after this weekend, we will be in peak system – that will be the challenge. We’ve already reduced a week+ out of that Project for some other things we had not planned to do right now. Currently, the well conditions and in-water use loss rate are in good shape. It would only take one (1) leak or many people abusing the water and we could be into trucking in water. The intent is that we don’t.

ANNUAL WATER MAILING:

Commissioner Taber reported that our annual CCR (Consumer Confidence Report) mailing is due out by July 4th or 6th. I have reached out to Aquaman (they provide the report), and they are working on developing all those reports for their communities. As soon as it is done, they will send it out to us. It is based on the template from the State which is usually 6-7 pages. Once we receive it, we can start making our copies.

If we have any other notices that must go out to the Residents, we can add them to this mailing. We will be using a 2-ounce envelope, a 2-ounce stamp (\$1.07/stamp) which would be approximately \$550.00-\$600.00 cost to do this mailing. We can buy the 6x9 envelopes from Sam. It is cheaper than Staples. We should get 1,000 and can use what we have left for another mailing. We'll also need ink.

It was discussed that there might be a way to put a Notice on the Town of Hillsboro, NH website (secondary communication) or just do an Ad in the Paper or just put it on our website and Facebook. We will review these possibilities to see if they offer a cost savings to do it this way instead of doing a mailing and the findings will be reported at our next meeting. It could possibly save us \$1,000.00.

OTHER:

Water Connection Permit – Lot 108/110 – Deerpoint Drive:

Commissioner Taber reported that the Owner had submitted their application but had not submitted their payment fee so he reached out to them. They have since submitted their payment fee. This is for the cleared lot on Deerpoint Drive. This is a combined lot -108/110. They are waiting for the septic design and all associated drawings and proposed location. At a recent meeting, the Driveway Permit was approved. This permit will be referenced W-03 (Water) once approved. Short of waiting to receive the approved site plan – for septic and layout, it will be contingent on receiving that documentation, I will make a motion to approve.

Commissioner Taber **MADE A MOTION** to approve Water Connection Permit 2026 – W-03 for Lot 108/110 Deerpoint Drive contingent on receiving the site plan as referenced above. Commissioner Przybyla **SECONDED THE MOTION. ALL IN FAVOR.**

Commissioner Taber stated that when we approved the Permit for Mr. Shindler on Deerpoint, last week, he was working on submitting his plan for the driveway. He submitted the Application and he is bringing in a check for the \$50.00 payment this weekend when he comes up. An approval on the Driveway Permit can be reviewed at our next meeting.

New Construction – ALPINE WAY:

Commissioner Taber asked the Contractor to resubmit the water connection application. I'm combining that with the driveway documents and septic documents. The owners are working on getting their check to us. As soon as that happens, we will be able to discuss and review that approval. I told the owner we are getting near our limit for this calendar year. If we get their money, this will be **DW-04 Permit** when approved.

Modification of Driveway at 55 Gould Pond Road:

Commissioner Taber reported that we now know this is a Town road not a District Road. I met with the Owner and returned their check and let them know they need to apply with the Town. I have asked Aquaman for a quote on any repairs or modifications to the curb stop if it falls within the means of their driveway before it gets hot topped. I'm waiting for the quote to come back. **DW-03 Permit has been VOIDED.**

OPEN COMMISSIONER POSITION:

Commissioner Przybyla reported he heard back from the State and we are "wide-open to move forward. There are no restrictions. We have had no additional interest since the Annual Meeting. We asked Josh Poff if he still was interested in the 1-year Commissioner Position. He said "yes".

Commissioner Przybyla **MADE A MOTION** to accept Josh Poff as our new ELVD Commissioner for the open 1-year Commissioner position. The term will be effective from June 1, 2026 – May 1, 2026. Commissioner Taber **SECONDED THE MOTION. ALL IN FAVOR.**

The Board thanked Mr. Poff and gave him a round of applause. District Clerk, Lorinda Giarrusso, had Mr. Poff read his Oath of Office. Commissioners Taber and Przybyla stated they would collect Josh's contact information and post it on the ELVD website.

APPROVE MEETING MINUTES ANNUAL MEETING AND OTHERS PENDING:

It has been decided by the Board to do this review at our next meeting.

Commissioner Przybyla **MADE A MOTION** to adjourn the meeting at 7:18 PM. Commissioner Taber **SECONDED THE MOTION. ALL IN FAVOR.**

TIME MEETING ADJOURNED: 7:18 PM.

Brett Taber, Commissioner

Date

Mark Przybyla, Commissioner

Date

Respectfully submitted by Lorinda Giarrusso, District Clerk.

Lorinda Giarrusso, District Clerk
